

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Office of Housing/ Planning & Development	Ryan Curren/4-0362	Jeanette Blankenship/5-0087

Legislation Title:

AN ORDINANCE relating to the Sand Point Overlay District, amending Seattle Municipal Code Section 23.72.010 to exempt dwelling units established in the Lowrise 3 zone within a contributing building in the Naval Station Puget Sound Sand Point Historic District from the 200 dwelling unit maximum for the Sand Point Overlay District.

• **Summary of the Legislation:**

The Seattle Office of Housing is proposing to exempt Building 9 from the 200 dwelling unit maximum established for the Sand Point Overlay District (the boundaries of the overlay are shown on the attached map) as enacted by Ordinance 122829.

• **Background:**

The Seattle Office of Housing and the Department of Planning and Development (DPD) are proposing amendments to the Land Use Code to assist the continued redevelopment of the former naval base at Sand Point. Development within the western portion of the former naval station is regulated by the provisions of the Sand Point Overlay District, created in 1997, and by the underlying Single Family and Lowrise zoning to the extent not superseded by Overlay District provisions. This amendment is related to Subarea C of the Sand Point Overlay District which has an underlying Lowrise 3 zoning designation.

The current dwelling unit maximum in the Overlay District does not allow for the financially feasible redevelopment of Building 9 in Subarea C. Housing will allow more revenue to be generated from the redevelopment of Building 9.

X This legislation does not have any financial implications.

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

The legislation is likely to enhance the feasibility and cost-effectiveness of renovating Building 9, an important defining structure of the Naval Station Puget Sound Sand Point Historic District. Renovation and activation of this building will require construction with related job growth and economic benefits. Other probable effects would include added value in terms of additional housing opportunities, and reinforcement of economic vitality in the city.

b) What is the financial cost of not implementing the legislation?

None

c) Does this legislation affect any departments besides the originating department?

No. DPD consulted with staff from the Seattle Parks Department. No effects upon Parks are anticipated.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

No alternatives to proposed Code amendment are identified.

e) Is a public hearing required for this legislation?

Yes. At least one public hearing will be held during the City Council's deliberative process.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Notice of the public hearing will be published in the Daily Journal of Commerce.

g) Does this legislation affect a piece of property?

Yes, see the attached map.

h) Other Issues:

None identified.

List attachments to the fiscal note below:

Attachment A: Map A, Sand Point Overlay District

